

DELEGATED OFFICER REPORT

Site Address:	Flat 9, 53 Sea Front, Hayling Island, PO11 0AN		
Proposal:	Change existing 3 Crittall metal windows, south facing aspect with wooden glazed casement style windows similar to the rest of the buildings in Norfolk Crescent.		
Application Type:	Listed Building Consent		
Application No:	APP/25/00832	Expiry Date:	17 February 2026
Applicant:	C/o Agent		
Agent:	Mr Hayes	Case Officer:	Denise Sheath
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is an end of terrace, 4-storey residential block of apartments in a building collectively known as Norfolk Terrace or the Crescent at No. 53 Sea Front. It faces onto the Solent. The Crescent is Grade II listed dating back to 1822.

2 Planning History

92/52844/003 - Re-instatement and alteration of fenestration on north elevation., PERM,25/01/1993

92/52844/004 - Reinstate internal structure and fittings as existing and form new windows on rear elevation to match original design – PERM

APP/19/00722 - Form 5 no. 2 bed flats at roof level and provide new cladding and render finish to existing building.

[Note: Grampian Condition applies, contact LPA for details] - PERM,09/12/2019

APP/21/01094 - Listed building consent to replace 3No. existing plastic doors with wooden French doors on first floor (south elevation); replace 1No. existing south elevation ground floor window with new single glazed window of same design. – Perm 25/11/2021

3 Proposal

Change existing 3 Crittall metal windows, south facing aspect with wooden glazed casement style windows similar to the rest of the buildings in Norfolk Crescent.

4 Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, August 2026, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework August 2026

DM3 - Determining development proposals
DM6 - Use of planning conditions and obligations
HE4 – Securing the conservation of heritage assets
HE5 – Assessing effects on heritage assets
HE6 – Proposals affecting designated heritage assets

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: II
Conservation Area: N/A

5 Statutory and Non Statutory Consultations

Conservation Officer

Site / Location

The site is an end of terrace, 4-storey residential block of apartments in a building collectively known as Norfolk Terrace or the Crescent at No. 53 Sea Front. It faces onto the Solent. The Crescent is Grade II listed dating back to 1822. It was meant to be a complete crescent shape however; the development was never finished. The terraces were originally large houses however; all have been split into apartments over many years.

Most of the properties have suffered unlawful unsympathetic alterations including UPVC windows and the loss of historic features. No. 53 is one of these properties with unsympathetic windows at second floor serving Flat 9.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects

a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised August 2026)

Chapter 20 of the NPPF relates to the Historic Environment and is set out through Policies HE1-HE10. Of particular relevance to this application are Policies HE4-HE6, which seek to secure the conservation of heritage assets, require the assessment of impacts on significance, and ensure that any harm is appropriately justified and weighed against public benefits.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which: 'Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest'.

Policy CS16 – High Quality Design Policy

CS16 (1a) of the Core Strategy states that:

'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM20 (Allocations Plan) - Historic Assets Policy

DM20 states that;

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

There has been a long enforcement history with properties on the Crescent and it is encouraging to see an application which seeks to address the harm caused by unsympathetic alterations (in this case, previous replacement of harmful windows).

The proposal comprises the replacement of metal framed, modern windows with timber framed, heritage style (including true glazing bars), casement windows, which is a style evident along the Crescent at second-floor level. The proposed windows would include slim line double glazing. However, given that the original windows have already been lost, HE advice is that slim line glazing of an appropriate design, would be acceptable where original windows have already been replaced.

Overall, the proposals would address the harm which has been inflicted on the significance of this heritage asset by removing the harmful, unsympathetic windows which are clearly visible from the front elevation. On this basis the proposal is supported and no objection is raised. The replacement windows are to be finished in white paint and maintained thereafter.

The proposal meets the tests set out in S16 of the T&CP Act 1990, along with the relevant policies of the NPPF and Local Plan, so long as it is carried out in accordance with the approved plans and window details.

Conclusion **NO OBJECTION**

Historic England

No Objection – Consultation Not Required.

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6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 91

Number of site notices: 1 – 25 February 2026

Statutory advertisement: 14 August 2026

Number of representations received: 0

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development

(ii) Impact upon Heritage Assets

(i) Principle of development

- 7.2 In this case the proposal includes works to a Listed Building. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990, and this assessment is made below.

(ii) Impact upon Heritage Assets

- 7.3 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.
- 7.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.6 Flat 9, 53 Sea Front, Hayling Island, PO11 0AN is a Grade II Listed Building. The listing descriptions is given below.

Terrace built circa 1825, as part of a scheme creating a resort, following the construction of a bridge to Hayling Island in 1824. Brick, stucco, with a slate roof. The crescent remains an incomplete design of symmetrical forming, having an eastern terminal block, a curving range of 7 units to the projecting centre-piece, and a single unit to the west: 3 storeys, attic, and basement with area, 3.22.3.3 windows. Yellow brick walls in Flemish bond, extending through the attic level at end and centrepiece (with arched openings), rubbed flat arches to the 1st and 2nd floor openings, stucco cornice and rusticated ground floor which has recessed arched openings with keys (cambered to end and centre-piece), stone cills, plinth. The end and centrepiece have stucco pilasters through the 1st and 2nd floor (the end with Corinthian caps) and panelled pilasters above the cornice, with rounded brick caps. Sashes in reveals, 1st floor French windows opening onto a continuous balcony with decorative wrought-iron rails (most windows being of later date). Most doorways have radiating fanlights and panelled doors; the centrepiece has a solid porch across the area, with double doors below a cambered arch and fanlight. The raised and paved approach to each door is across the forecourt, with cast-iron flanking rails continuing along the front of each basement area, with a gate giving access to area steps. The rear of the crescent is an unbroken curve, with flat-roofed 2-storeyed outshots (and some recent alteration).

- 7.7 In terms of the impact of the proposals on the heritage asset, the Conservation Officer has provided comprehensive comments which, for brevity, will not be repeated but are set out within the consultation response above.
- 7.8 The Conservation Officer comments that overall, it is considered that these works will not harm the historical or architectural significance of the designated heritage asset. As such, the conservation officer raises no objection to the proposal
- 7.9 The proposal is therefore considered to be acceptable and would not result in harm to the significance of the Listed Building, meeting the requirements of Policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy), Policy DM20 of the Havant Borough Local Plan (Allocations) and Section 16 and 66 of the Planning (Listed

Buildings and Conservation Areas) Act 1990.

8 Conclusion

- 8.1 It is considered that the proposal preserves the character of this Grade II Listed Building in accordance with Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations).
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9 RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/25/00832 subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Informatives:

Informative 1:

In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

1. Offering a pre-application advice service, and
2. Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable following receipt of amended and additional information/plans, and no further assistance was required.

Informative 2:

This application has been determined with the following approved plans:

- Heritage Statement – Submitted 27 January 2026
- Design and Access Statement – Submitted 16 October 2025
- Location Plan – Submitted 17 February 2026
- Floor Plan - Submitted 16 October 2025
- Elevation – Submitted 16 October 2025
- Horizontal Section Detail - Fanlight Mullion – Submitted 01 July 2026
- Timber Windows - Powis Elevation – Submitted 01 July 2026
- Vertical Section Detail - 24mm OVOLO True Glazing Bar – Submitted 01 July 2026
- Timber Windows - Powis Elevation – Submitted 01 July 2026

Changes to these plans would require a new Listed Building Consent.